

Pavilion Club Condominium Association, Inc.
Board of Directors Meeting
Date November 12, 2008

CALL TO ORDER

The meeting was called to order at 10:15 A.M. The following directors were present: D.J. Rand, President; S. Levell, V. President; C. Andrewes, Ass't V. President; B.Gakos, Treasurer; K. Preston, Secretary. Also present was Mike Vickers, Mgr. Unit owners in attendance are listed on the attached sign-in sheet.

QUORUM

The President declared that a quorum of Directors was present.

PROOF OF NOTICE

The President noted that the notice and agenda for the meeting was posted at least forty-eight (48) hours before the meeting. Copies of the notice and agenda are attached to the minutes.

OWNER PARTICIPATION

As the first order of business, the President inquired as to whether any owners present wished to comment upon any of the designated agenda items.

READING OF THE MINUTES

Upon a motion made by Gakos and seconded Rand, the reading of the minutes from the October 15, 2008 meeting was waived and unanimously approved as presented in written form to each board member prior to the meeting.

TREASURERS REPORT

Financial report: B. Gakos, Treasurer reported that as of October 31, 2008 the Association has not received a current update from the accountant.

Motion made by Levell and seconded by Rand to add M.Vickers name as a signatory on the Regions reserve account in order that online transfers can be made when necessary. Unanimously approved.

Delinquency Report: R. Murrell, attorney has placed a lien on one unit which is currently in the process of a short sale. The unit owner currently owes the Association \$2074 plus interest & late fees. Currently, there are three unit owners who have not paid their late fee or interest. Rand will stress in the upcoming newsletter the importance of paying the quarterly maintenance fees by the 1st of the month , thereby avoiding a penalty plus interest.

Motion made by Preston and seconded by Levell to accept the Treasurer Report. Unanimously approved.

COMMITTEE REPORTS

Social Committee: X. Gakos reported on October and November social activities. A calendar of the seasons activities are posted on the bulletin board.

Second District News: G. Preston attended the meeting of Commissioner Halas' 2nd District Advisory Committee on Nov. 12, 2008 at 8:30 AM. A pier on Vanderbilt Beach will not proceed forward and is now a closed issue.

MANAGERS REPORT

Owners Requests: Vickers reported that there had been only one request from an owner in building 810 asking that her mother be considered to lease the Associations upstairs apartment. She was instructed to complete an application form. It was noted that no pets are allowed in leased units.

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OLD BUSINESS

Pool & Deck Update: All construction work on the wood deck is now complete and everyone is very pleased with the new appearance. Vickers will investigate with Nelson Construction whether the wood posts can be covered with the same material used on the deck.

Roof Replacement Update: The total cost of the wood replacements on the roofs was \$17,332. A final walk through by B. Gakos, M. Vickers and Chris Rakos was done on November 5th at which time a "punch" list of items needing attention was compiled and will be addressed by Colonial Roofing.

Insurance Discussion & Wind Mitigation: As our roofing was upgraded with a water resistant underlay, forms have been completed and sent to Citizens Insurance. We should receive a reduction in our insurance premium.

Vickers requested an estimate for an insurance appraisal renewal from GAB Robbins.

Joel Cox, our insurance representative has requested an insurance estimate from American Keystone Insurance Co. who is an admitted carrier in the State of Florida.

NEW BUSINESS

Rental Application Procedure: As some owners are not closely following the proper procedures, and as a reminder to all owners, the process for renting a unit will be included in the next newsletter.

Confirm rental application denial: Motion made by Levell and seconded by Rand to confirm denial of a rental application in building 828. This annual proposed lease was denied following a background check of the proposed tenant. Unanimously approved.

Pet request for rental unit: Motion made by Levell and seconded by Gakos to deny a request from a prospective renter to have a "comfort pet". Unanimously approved.

Mgr. Apartment needs: Vickers will hire workers to restore the apartment. It will require painting, carpet or tile floors, blind repair and cleaning.

Christmas bonuses: Motion made by Levell and seconded by Andrewes to give M. Vickers, Manager, a \$15,000 gratuity. \$5,000 will be granted as a cash bonus with the balance of \$10,000 used as a employer contribution to his SEP-IRA. Unanimously approved. Vickers worked many overtime hours overseeing the roofing and pool projects.

Motion made by Levell and seconded by Gakos to give Carl Enterline, maintenance assistant, a \$500 gratuity. Unanimously approved

ADJOURNMENT

Confirm Date of Next Meeting: The next regular meeting of the Association will be held on Wednesday, December 10, 2008 at 10:00AM. The Association's Annual Meeting is scheduled for the first week of February 2009. Motion made by Preston and seconded by Andrewes to adjourn. Unanimously approved. The meeting adjourned at 11:55 A.M.

Respectfully submitted,
Kathleen Preston, Secretary